



## PLANNING COMMISSION ACTION MINUTES

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CITY HALL – COUNCIL CHAMBER  
68700 AVENIDA LALO GUERRERO  
CATHEDRAL CITY, CA 92234

DATE: MARCH 16, 2016

CALLED TO ORDER: 6:05 P.M.

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### COMMISSIONERS PRESENT/ABSENT

Chair Rivera	Present
Vice-Chair Rodriguez	Present
Commissioner Espericueta	Present
Commissioner Holt	Present
Commissioner Jaquess	Absent – Excused
Commissioner Hagedorn	Present
Commissioner Snowden	Present

### STAFF PRESENT

Robert Rodriguez, Development Services Manager  
Salvador Quintanilla, Associate Planner  
Nicholas Hermsen, Deputy City Attorney

### APPROVAL OF MINUTES

- **February 17, 2016 Minutes:** Motion to approve Commissioner Holt; Seconded by Commissioner Rodriguez; unanimously approved.

### PUBLIC HEARING ITEMS

#### Item #1

**CASE No:** Change of Zone No. 16-001      **STAFF:** Robert Rodriguez,  
Development Service  
Manager

**APPLICANT:** City of Cathedral City

**LOCATION:** South side of East Palm Canyon Drive between the western City boundary and Bankside Drive. Assessor's Parcel Nos. 681-300-010, -011, -012, 681-320-026, 687-460-011, -015, 687-040-058, -060, 687-510-002, -024, -029, -030, -049 and -053.

**REQUEST:** Adopt a Resolution recommending that the City Council approve a Change of Zone from OS-R20-H (Open Space Residential with 20 acres minimum net lot size, with a Hillside Overlay) to OS (Open Space) for 14 properties of approximately 116 acres generally located on the south side of East Palm Canyon Drive between the western City boundary and Bankside Drive.

**RECOMMENDATION:** Approval

**MOTION:** Approve a Category Exemption to the California Environmental Quality Act (CEQA) pursuant Section 15601(b)(3) of the CEQA Guidelines, and

**VOTING RESULTS:** Adopt a Resolution recommending that the City Council approve a Change of Zone from OS-R20-H (Open Space Residential with 20 acres minimum net lot size, with a Hillside Overlay) to OS (Open Space) for 14 properties of approximately 116 acres generally located on the south side of East Palm Canyon Drive between the western City boundary and Bankside Drive, adding the following Planning Condition of Approval:

1. The existing single-family residential home located at APN: 681-300-011, shall be consider legal and conforming, and
2. Exclude the property with APN: 687-040-058 from the Change of Zone.

Motion to approve by Commissioner Hagedorn, seconded by Commissioner Rodriguez.

APPROVED: 6-0

AYES: Espericueta, Hagedorn, Holt, Rivera, Rodriguez, Snowden

NOES:

ABSENT: Jaquess

### COMMISSIONER'S COMMENTS

- Commissioner Rivera discussed the different sessions from the Planning Commissioners Academy Conference.
- Development Service Manager, Robert Rodriguez, presented the Citywide Directional Sign Program on behalf of Commissioner Jaquess. The Planning Commission selected Option No.1 from the PowerPoint presentation.

### CITY PLANNER REPORT

The meeting was adjourned at approximately 7:53 p.m.